

Reports for Committee Members / University Campuses

Name of Institution: Winston-Salem State University.

2. Total Amount of Bond Dollars Allocated to this Campus? \$46,786,581
3. Total Amount of Bond Dollars Allocated to this campus this year? Allotment for March 01-March 02 = \$5,400,000. Allotment for March 02-March 03=\$5,765,462. Allotment of September 2002=\$2,195,225. Allotment of March 2003=\$6,150,000 Total allotment to date= \$19,510,687.
4. Please list the projects currently underway, the estimated cost, and the status of each of these projects?
 - FL Atkins addition and renovation: Construction Complete. Project close out in progress. Estimated Cost \$5,198,500.
 - Computer Science Facility: Under Construction, 90% complete. Estimated Cost: \$12,304,223.
 - Underground Steam and Hot Water piping replacement: Project complete. Estimated Cost: \$1,190,000.
 - Chilled Water Loop, phase I: Under construction, 90% complete. Estimated Cost: \$414,286 (west loop phase I added in May 03).
 - Infrastructure Improvements,
 - phase I Demolition of Colson and Old Student Affairs: Construction complete. Project close out in progress Estimated Cost: \$244,233.
 - phase II. Under construction, 15% complete, Estimated Cost: \$2,032,719.
 - Anderson Center Renovations
 - Anderson Center Phase II: Gerontology, Construction complete. Project close out in progress. Estimated Cost: \$400,000.
 - Anderson Center Phase I Early childhood development center. Project advertised for bidding. Estimated Cost \$1,762,500.
 - Renovation to Anderson center: Under design, Schematic Design complete. Design Development phase in progress. Estimated Cost: \$4,427,531.
 - Physical and Life Sciences Facility: Under construction. Estimated Cost: \$11,532,857.
 - Carolina Hall Renovations: Under design, Construction Document phase complete, awaiting approval to advertise for bidding. Estimated Cost: \$4,067,333.
 - Technology Infrastructure Enhancements: A variety of projects under way. Approximately 45% complete overall. Estimated Cost: \$1,676,100.
 - Student Health Center Renovations. Under design, schematic phase in progress. Change in scope approved by General Assembly in June 2003. Estimated cost: \$2,158,000.
5. Are the projects adequately timed to reflect cash-flow requirements? If not, explain.

Yes. The Office of the President has indicated that if needed, additional allotments will be made to keep all projects moving forward.

6. List the projects that are substantially above or below budget and explain why. ("Substantial" is defined as plus or minus 10%.)

Computer Science Facility: bids were received accounted 14% below the designer's estimate. This can be attributed to the status of the economy, and in particular, the construction market last January 2002.

7. Overall, are the projects underway on this campus ahead, behind, or on schedule?

Overall, the program is on schedule. Expected program completion in 2006. The Computer Science Facility and the Life and Physical Science Building have been delayed due to weather.

8. What type of construction methods are being used (Single Prime, Multi-Prime, Construction Manager, Construction Manager at Risk)? Which ones have proven to be most effective and efficient?

FL Atkins Addition and Renovations was constructed under the multi prime model. Multi prime contracting is more challenging both for owners and designers. Construction phase completed approximately 60 days behind schedule.

Computer Science Facility is being constructed under the single prime model. This project is on schedule including weather related time extensions.

Underground Steam piping replacement constructed under the single prime model. Project completed on schedule.

Chilled water loop is being constructed under the single prime model. Project on schedule.

Infrastructure Enhancement phase I completed on scheduled under the single prime model

Infrastructure Enhancement phase II started construction in May 2003 under the single prime model. Project is on schedule.

Physical and Life Science Facility started construction in May 2003 under the under the Construction Manager at Risk method. This project is behind schedule due to weather delays of affecting the Computer Science Facility which are preventing access to the site. A weather related time extension will be issued.

9. Are the expenditures of the proceeds from the bonds issued under this act in compliance with the provisions of this act?

Yes.

10. Are there projects that have had a change in scope from its original intent? If so, list these projects and the change.

Project name: Anderson Center Comprehensive renovation and change of use for Gerontology and Early Childhood Development programs. Code 40082 item 304.
Project budget: \$6,917,900.

Yes, very minor. The overall scope is the same but the project requirements needed to be extended to three locations in lieu of one. The total project cost would be unchanged. The intent of this project to accommodate the above referenced programs will be accomplished with an alternative approach.
Change in scope approved by the General Assembly in June 2003.

Project name: Health Center and Old Nursing Building-Comprehensive Renovations for Health Services
Code 40082 Item 305
Project budget: \$2,158,000

The scope of the project includes renovation of 15,807 square feet in the existing Health Center Building and the connected second floor of the Old Nursing Building. Both of these buildings were constructed in the 1950s and are in poor condition. The campus master plan update adopted by the university board of trustees in 2001 recommends that a new Student Health Center be constructed along Martin Luther King Jr. Drive (MLK) as a key component of the university's strategy of reclaiming MLK as a campus street. The master plan identified that a 10,000 square foot stand alone facility would meet the space requirements for this program. The new facility can be constructed with funds in the existing project budget. The campus master plan also recommends future demolition of the existing Health Center Building and the Old Nursing Building.

Change in scope approved by the General Assembly in June 2003.

Do you feel that these changes in scope are in line with the original intent of the Bond Bill?
Yes.

12. Will any of these projects with scope changes need to go before the General Assembly for approval?

The proposed strategy for the Anderson Center project and the Student Health Center have been submitted to the Office of the President for approval and will be submitted to the General Assembly for approval. Changes in scope for both projects were approved by the General Assembly in June 2003.

13. List projects currently underway that requires additional funding, other than bond dollars.

FL Atkins Addition and Renovation AND the Computer Science Facility required funds in addition to the bonds.

14. What are the sources for these funds? Are all of these funds on hand? If not, please explain why.

These funds were appropriated to the university prior to the passing of the bonds in 1997 and 1998 respectively for advanced planning. These funds were contemplated to be combined with bond funds to fund the cost of the project. These have been spent.

15. What is the current HUB participation rate at this campus (please break down for Women, African-American, and Other)? Please list and explain efforts to reach HUB goals.

HUB participation on bond projects:	15%
Women Owned Companies:	6.5%
African American Owned Companies	6.3%
Other	2.30%

The percentages listed above include design services and furniture purchases.

The university has organized the following initiatives:

- Named a HUB coordinator for bond project construction.
- The university in cooperation with the NC School of the Arts organized a HUB contractor information and orientation session in February 2002.
- The HUB coordinator attended meetings with local HUB organizations such as the Minority Council of Suppliers, the City of Winston-Salem WMBE program director, and the Winston-Salem Minority Business Association.
- The university notifies four regional HUB organizations in writing of any formal project upcoming bids.
- The university has created a list of HUB contractors in the Triad Area.
- The university distributes this list to all potential bidders of formal projects at the pre bid conference.
- The university in coordination with the Construction Manager at Risk for the Physical and Life Sciences project organized an information and training session regarding the pre-qualification process for all contractors interested in bidding this project.
- The university attended workshops at the Department of Administration regarding HUB initiatives.
- The university's HUB coordinator participates in frequent meetings with HUB coordinators at other institutions.
- The university initiated reporting on line HUB participation in the Office of the President's CAPSTAT system.
- The university offers a plan review area in the Facilities Planning and Engineering office for HUB companies, eliminating the need of having to place a plan deposit.
- The university evaluates low bidder's good faith efforts.
- HUB participation in the bond project most recently bid had 27% HUB participation.

16. Please describe some of the innovative/ "Best" practices being used to complete the Bond Program.

1. Combined two projects, Underground steam piping replacement with Chilled Water Loop phase I to accomplish economies in design, construction and schedule.
2. Completed grading, parking, infrastructure (high voltage, steam, and sanitary sewer) for the Physical and Life Science Facility under the Computer Science Facility construction phase in order to realize economies and reduce construction time of Physical and Life Sciences.

17. What are the major challenges facing this University in completing the bond projects.
None at this time.

18. If this challenge was listed previously, what has been done since the last meeting/survey to remedy the situation?

19. Please list projects that are scheduled to start within the next quarter.
All major bond projects are under way.

20. Additional Comments/Concerns.

Prepared by: Jorge Quintal

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Photographs

F.L. Atkins Addition and Renovation. Status: Construction complete.



Computer Science Facility. Status: 90% construction complete



Underground Steam Piping/Chilled Water Loop. Status: 100% Construction complete



Infrastructure Enhancements, phase I (Demolition of Colson Hall and Old Student Affairs Building). Status: Demolition complete.

Demolition of Colson Hall



Demolition of Old Student Affairs Building



Infrastructure Enhancements, phase II (Campus pedestrian Mall and Clock Tower). Status 15% construction complete.



Physical and Life Sciences Facility. Construction phase. Site graded , but unable to start foundation due to weather.

